128.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,500 / 770,500
					USE VALUE:	770,500 / 770,500
					ASSESSED:	770,500 / 770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARATE ALEJANDRO QUIROZ
Owner 2:	HURTADO CRISTINA GORROSTIETA
Owner 3:	
Street 1:	48 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CULLISON JOCELYN PATRICIA & -
Owner 2:	CULLISON CHRISTINE GORMAN -
Street 1:	48 MENOTOMY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1722 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4253.000	328,800	3,600	438,100	770,500
Total Card	0.098	328,800	3,600	438,100	770,500
Total Parcel	0.098	328,800	3,600	438,100	770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.50 /Parcel: 447.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 83251

GIS Ref

GIS Ref

Insp Date 04/24/18

!10045!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	328,800	3600	4,253.	438,100	770,500		Year end	12/23/2021
2021	101	FV	309,700	3600	4,253.	438,100	751,400		Year End Roll	12/10/2020
2020	101	FV	356,300	3600	4,253.	438,100	798,000	798,000	Year End Roll	12/18/2019
2019	101	FV	292,500	3600	4,253.	410,700	706,800	706,800	Year End Roll	1/3/2019
2018	101	FV	292,500	3600	4,253.	339,500	635,600	635,600	Year End Roll	12/20/2017
2017	101	FV	292,500	3600	4,253.	312,100	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	261,200	3600	4,253.	284,700	549,500	549,500	Year End	1/4/2016
2015	101	FV	230,900	3600	4,253.	279,300	513,800	513,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:00:53

LAST REV

Date	Time
10/06/20	12:07:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLISON JOCELY	1553-37	1	12/16/2019		760,000	No	No		
CANADAY ELIZAB	1488-68		4/22/2016		722,115	No	No		
CANADAY JOHN T	1373-115		8/25/2009	Family	1	No	No		
LAWRENCE STEPHE	1097-135		7/10/1992		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	83251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2004	892	Manual	2,500					add storage space
8/5/2004	697	Alterati	4,212	C		G6	GR FY06	INST PATIO DOOR
7/29/2003	609	Redo Kit	33,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
4/24/2018	MEAS&NOTICE	CC	Chris C
3/21/2017	SQ Returned	MM	Mary M
5/1/2009	Inspected	372	PATRIOT
2/2/2009	Measured	345	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4253		Sq. Ft.	Site		0	80.	1.29	9									438,073						438,100	

Total AC/HA:	0.09764	Total SF/SM:	4253	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	438,073	Spl Credit		Total:	438,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31725979
Const Adj.:	0.93050694
Adj $ / SQ:	165.472
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403937
Depreciation:	75132
Depreciated Total:	328805

COMMENTS

pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1		HB	1			

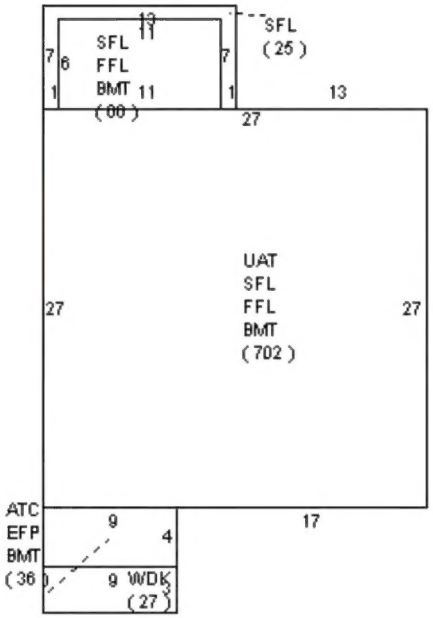
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	56.100	45,100
SFL	Second Floor	793	165.470	131,219
FFL	First Floor	768	165.470	127,083
UAT	Upper Attic	176	66.190	11,616
EFP	Enclos Porch	36	67.550	2,432
WDK	Deck	27	14.890	402
ATC	Attic	13	165.470	2,085
	Net Sketched Area:	2,616	Total:	319,937
Size Ad	1573.6	Gross Area	3166	FinArea 1722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	165.47
Special Features:	0	Val/Su Net:	125.69
Final Total:	328800	Val/Su SzAd	208.95

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

128.0-0003-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X21	A	AV	1930	25.82	T	40	101			3,600			3,600

More: N | Total Yard Items: 3,600 | Total Special Featues: | Total: 3,600